

EXHIBIT B DEAL POINTS

DALLAS INDEPENDENT SCHOOL DISTRICT AND CITY OF DALLAS INTERLOCAL AGREEMENT FOR THE REVERCHON PARK BASEBALL FIELD

- Park and Recreation Department Reservation Office shall administer all reservations and scheduling.
- District shall have priority scheduling rights for baseball activities.
- District to provide needed dates for games and practices for the upcoming semester by August 15 and November 1.
- District agrees to use field ("Field") at District's 2021 level with ability to increase usage by 10%.
- Usage by District beyond a 10% increase requires mutual agreement of the parties.
- Park Department recreational leagues, amateur leagues, and other users (including DISD,) can make reservations on a first come first serve basis on other available dates.
- Neither party shall intentionally over-reserve the Field.
- District is solely responsible for the control and supervision of its students, faculty, employees and guests whenever District is using the Field.
- District shall provide security during District events.
- District will pay to City a cash sum of not to exceed \$5,000,000 for use by the City in construction of the facilities (e.g. batting cages, baseball field, restroom building, and other associated amenities) upon execution of the Agreement.
- City shall own all improvements.
- District shall not make any improvements without City's written consent.
- City to provide general maintenance of the field and facilities.
- For seasonal/major maintenance and repairs, City and District propose to cost share (50/50) in order to maintain a high-quality playing surface.
- District shall have right to store personal equipment at the Field in a secure storage facility.
- City and District will assess capital improvement needs at the Field every four years.
- City shall control and must approve all signage, advertising and naming involving the Field including school logos.
- City retains exclusive authority to generate revenues from the sale of naming rights and advertising provided that the naming rights be submitted to District for its review and comments.
- City shall have exclusive authority to provide concessions and merchandise at the Field and retain all generated revenues.
- District and its affiliated groups may provide refreshments and merchandise (i.e. PTA school spirit novelties) only with written consent of Director and retain those revenues during any District reservation events.

- District can charge admission fees and retain those revenues for any DISD reservation events.
- Each party must carry insurance or self-insurance.
- Each party shall be responsible for its own acts of negligence.